

PROGRESSIVE AUCTION

Thursday, April 29th ~ 6pm

4325 Smiths Grove Scottsville Rd.

Smiths Grove, KY

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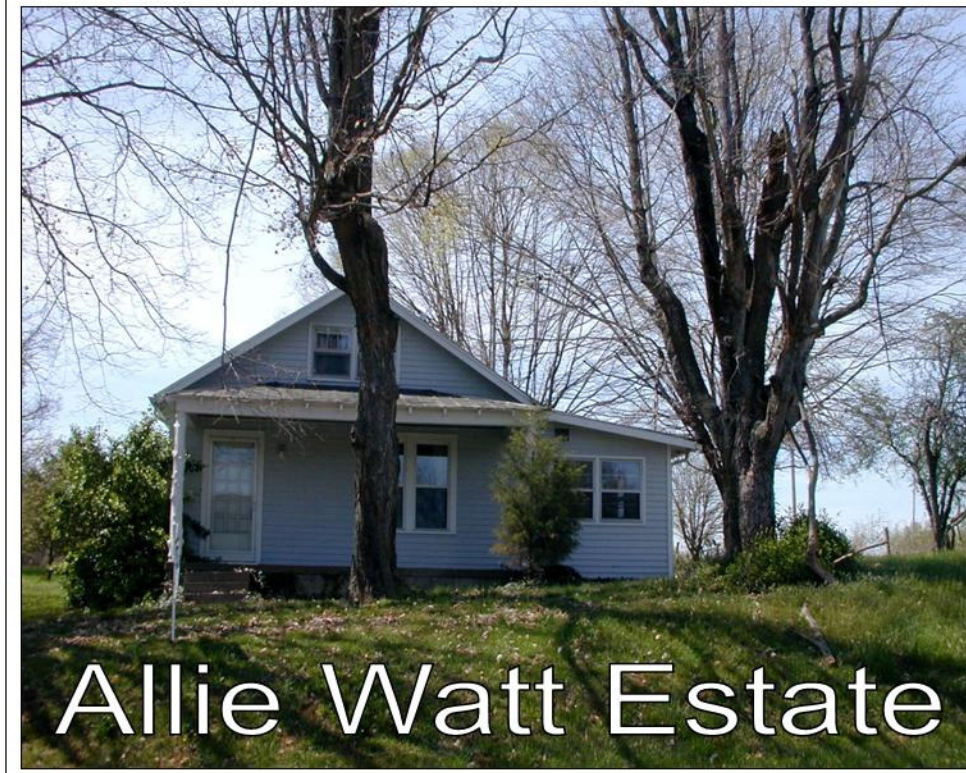
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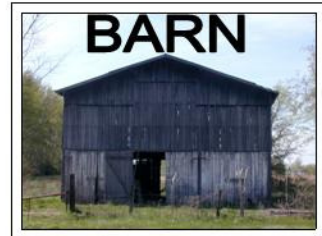
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Allie Watt Estate



BARN



Garage



1.13 Acres

Directions: From Bowling Green; Go North on I-65 to exit 38, turn right. Approx. 1 mile, house on right. Signs posted. From Smiths Grove; Follow Hwy. 101; cross I-65, house on right. Signs posted.

This property located at 4325 Smiths Grove Scottsville Road is improved by a eight room home, garage, storage building, and a large barn. The 1.13 acre lot offers towering trees, and a spacious garden spot. This home is convenient to beautiful, historic downtown Smiths Grove. Home Buyers and Investors make plans to join the Progressive Auction Group on Thursday afternoon, April 29th at 6:00p.m. for another exciting auction.

Terms and Conditions: 10 % down Day of Auction with balance due on or before May 28th, 2010. Possession of Real Estate the day of closing. 2010 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. A 10% Buyers Premium will be added to the final bid in order to determine the overall contract price. **Lead Base Paint Disclosure:** The residence to be sold was built prior to 1978. A property built before 1978 may contain lead base paint. Any potential bidder will be permitted during the 10 days prior to the Auction to conduct lead base paint test. The Buyer will be required to sign a lead base paint waiver form at the signing of the contract. All information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "As-is, Where-is", without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisement.

Steve Henry

270-392-5325

Principal Auctioneer
Certified Personal
Property Appraiser



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Steve Cherry

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Certified Estate
Specialist
KY State Champion
Auctioneer



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